



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

100.97± ACRES
DALLAS COUNTY, AL
\$300,000

OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE DALLAS 100.97

PROPERTY PROFILE

LOCATION:

- County Road 403
Minter, AL 36761
- Dallas County
- 6.6± Miles W of Minter
- 25.3± Miles S of Selma
- 41.7± Miles W of I-65
- 64.6± Miles SW of Montgomery

COORDINATES:

- 32.09476, -87.12063

PROPERTY USE:

- Deer, Turkey &
Small Game Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 100.97± Total Acres
- 70± Acres Mature Mixed
Timber
- 30± Acres in Regeneration
- Frontage on 2 Main Roads
- Excellent Views
- Wildlife Plot
- Power Available at the Road
- Near Public Land and Public
Boat Ramps

TAX INFORMATION:

- 33-06-13-0-000-001.0000
- \$347.62 for 2023



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RUSS WILKERSON
LAND & POULTRY SPECIALIST

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2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE DALLAS 100.97

IF YOU'RE LOOKING FOR A SLICE OF UNSPOILED ALABAMA TIMBER AND PRIME HUNTING GROUND, THIS IS IT! It's no manicured lawn but rather 100.97± acres of pure Dallas County wild, where you can actually feel the quiet settle around you.

THE LAY OF THE LAND

The property consists of a solid mix of rolling hills and deep draws on the rim of the Alabama River basin. From the highest point, you're going to get some views that'll stop you in your tracks—just pure river country stretched out below. In 2023, a portion of roughly 30 acres of the pine timber was cut along the hillsides, which is now turning into a brushy haven. The remaining land is blanketed in mature hardwood, pine, and cedar.

ACCESS IS EASY

Road frontage on State Highway 41 and Dallas County Road 403 provides convenient access. You can pull a heavy truck or a boat and trailer right in without a headache.



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HUNTER'S PARADISE

Let's talk about the real reason you're here...the hunting—this property is built for it. The new growth within the regeneration area offers year-round food. It's an absolute browse factory, and the deer are holding tight, feeding all year long.

EARLY SEASON GOLD

The mature hardwoods, specifically the oaks and hickories, line the draws and bottoms and are dropping acorns that'll keep a healthy deer population on the property through the early season.

BOWHUNTER'S DREAM

Take a good look at the topography. The way those draws pinch and funnel the movement means this is a bow hunting hotspot. You'll find yourself getting those perfect, close-range shots.



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ADDED BONUS

You've got an ace in the hole: Portland Landing is just down the road, giving you easy boat ramp access to the Alabama River system for fishing and public hunting land if you ever want a change of scenery.

The Dallas County property is ready to hunt right now, but it also has the right bones to manage for timber and wildlife for years to come. It's got everything you need to feel that peace and tranquility you're looking for.

Contact Russ Wilkerson to learn more and schedule a private tour!



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E



PROPERTY LINES ARE APPROXIMATE

W



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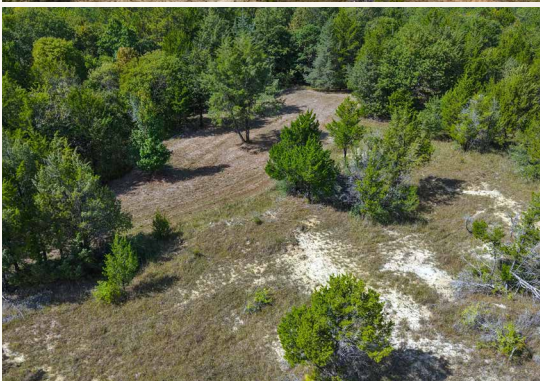
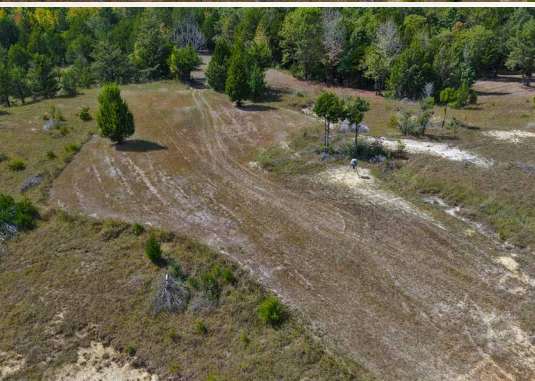
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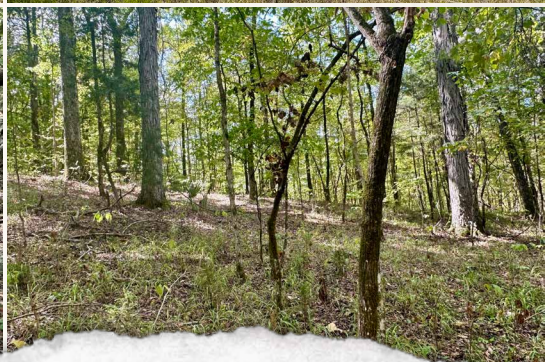
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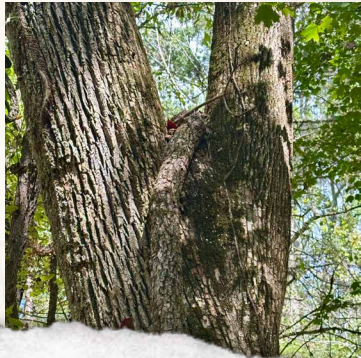
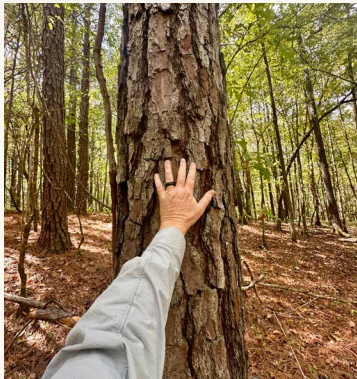
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land id. LINK



Directions From Minter, AL: Travel 2.4 miles north on AL-89. Turn left on Dallas County 38 and continue 2.5 miles. Merge onto AL-41 S and proceed 1.8 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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